

CONCEPT PLAN PROPOSAL

Applicant Information

Name: Gurlitz Architectural Group, PA _____
Address: 5310 South Alston Avenue, Suite 220 _____
City: Durham _____ State: NC _____ Zip: 27713 _____
Phone (Work): (919) 489-9000 ___ FAX: (919) 493-8937 ___ E-Mail: Nathan@gurlitzarchitects.com ___


Property Owner Information (included as attachment if more than one owner)

Name: County of Orange _____ Phone: (919) 245-2652- Pam Jones _____
Address: Purchasing Dept. 129 East King Street _____
City: Chapel Hill _____ State: NC _____ Zip: 27278 _____

Development Information

Name of Development: Southern Orange County Senior Center _____
Tax Map: 7.24..42 ___ Block: ___ Lot(s): ___ Parcel ID #: _____
Address/Location: Southern Human Services Campus, Homestead Road _____
Existing Zoning: R-5-C ___ New Zoning District if Rezoning Proposed: n/a _____
Proposed Size of Development (Acres / Square Feet): 34.52 acres ___ / 25,000 SF _____
Permitted / Proposed Floor Area (Square Feet): 455,000 SF _____ / 25,000 SF _____
Minimum # Parking Spaces Required: 100 spaces ___ #Proposed: 107 spaces _____
Proposed Number of Dwelling Units: n/a ___ # Units per Acre: n/a _____
Existing / Proposed Impervious Surface Area (Square Feet): 165,090 SF ___ / 249,955 SF _____
Is this Concept Plan subject to additional review by Town Council? YES _____

The undersigned applicant hereby certifies that: a) the property owner authorizes the filing of this proposal b) authorizes on-site review by authorized staff; and c) to the best of his/her knowledge and belief, all information supplied with this proposal is true and accurate.

Signature:  _____ Date: September 20, 2004 _____

Please submit **20 sets** of all materials, or **35 sets of all materials including reduced (8 ½" by 11") copies of all plans if the Concept Plan is subject to additional review by the Town Council**, no later than the first day of the month. Materials must be collated and folded to fit into a 12" x 15" envelope.

The Community Design Commission meets regularly on the third Wednesday of each month. Meetings with the Town Council will be scheduled after the Community Design Commission meeting. For confirmation of a meeting dates and the placement of your request on the agenda, please call the Planning Department at (919) 968-2728.

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September 20, 2004

**Project 04057: Southern Orange County Senior Center
Concept Plan Proposal**

Developer's Program

Orange County proposes to develop and construct a new 25,000 square foot Senior Center to serve the growing population of older adults in Orange County. The new center will be located adjacent to the existing Southern Human Services Center on the County's Homestead Road Campus at 2501 Homestead Road.

Taken From Orange County's *Community Planning and Input Report*: "The new Senior Center will provide a broad program of individual services and group activities to a new generation of older adults and advancing baby-boomers... This center will have three specific qualities: (1) It is a visible central location. (2) It serves as a one-stop resource, and (3) It is a resource for the entire community."

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**Project 04057: Southern Orange County Senior Center
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Statement of Compliance with Town's Design Guidelines

The new Southern Orange County Senior Center strives to meet or exceed all applicable Town Design Guidelines. Specifically the new center seeks to become a part of the rich fabric of the community in-and-around Southern Orange County, to exceed Accessibility standards for centers serving older adults, and to be an environmentally responsible facility in both construction and operation by adhering to Green Building Concepts.

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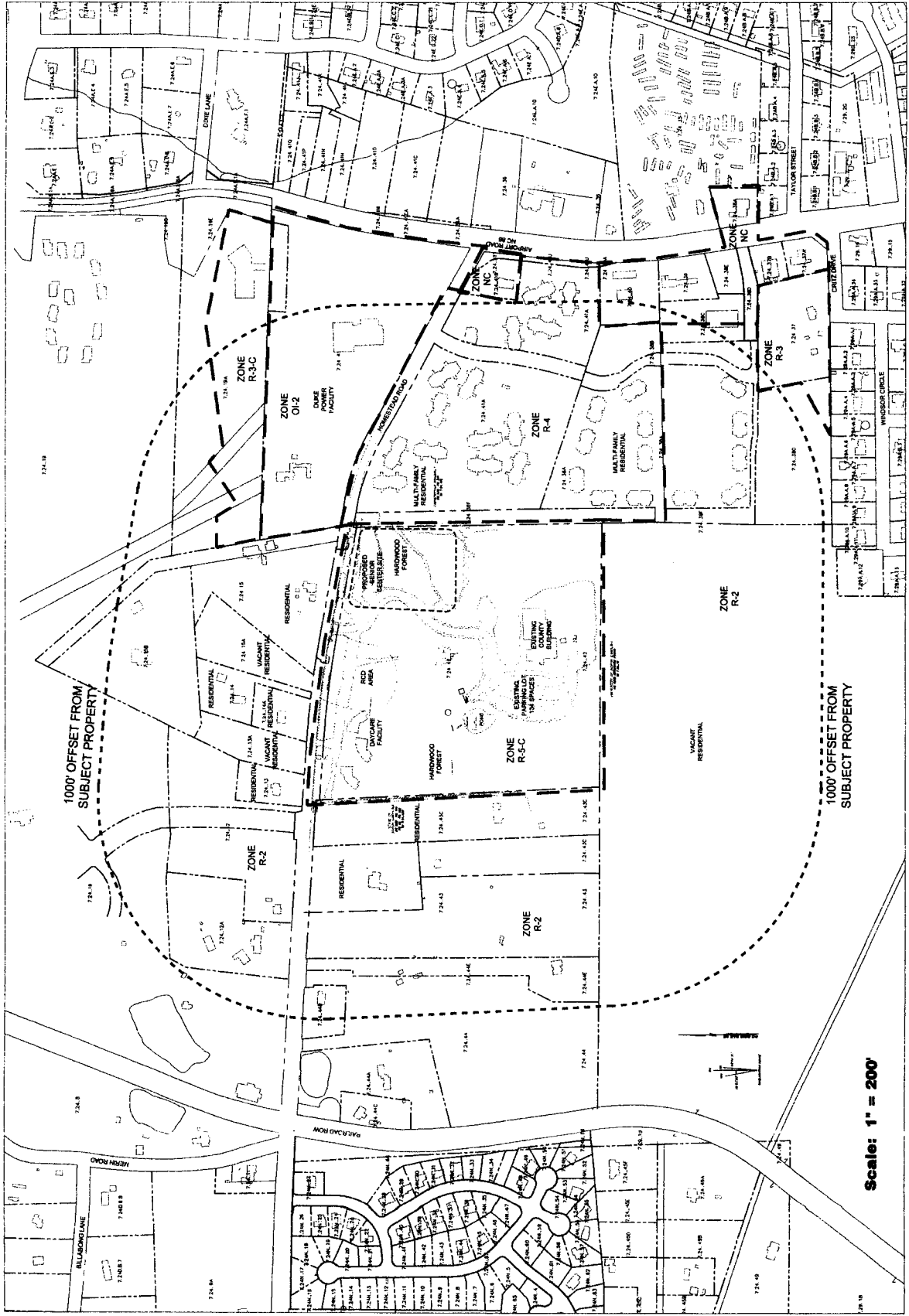
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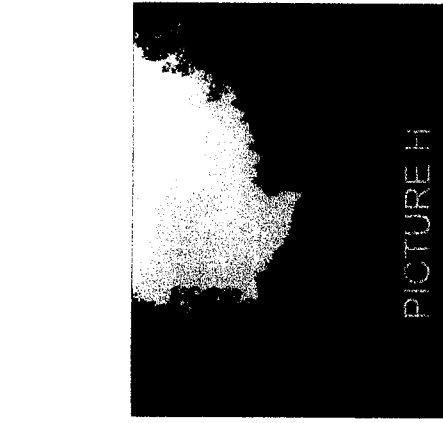


Southern Orange County Senior Center
APN# 04057
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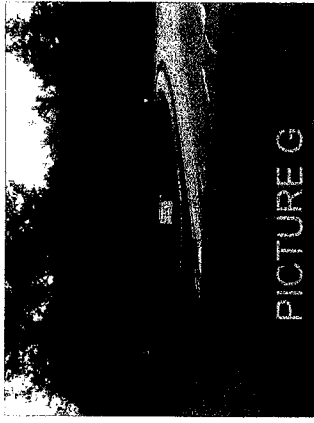
September 20, 2004
AREA MAP
CP-1.1



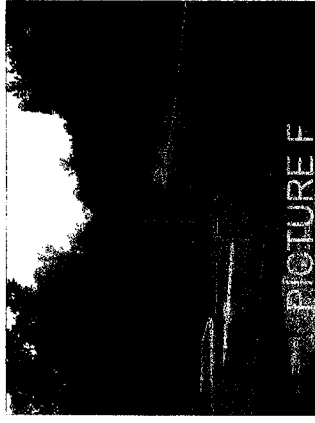
AREA MAP
SOUTHERN ORANGE SENIOR CENTER



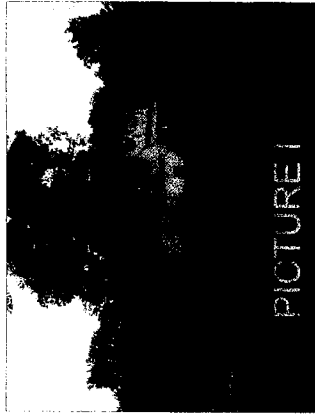
PICTURE H



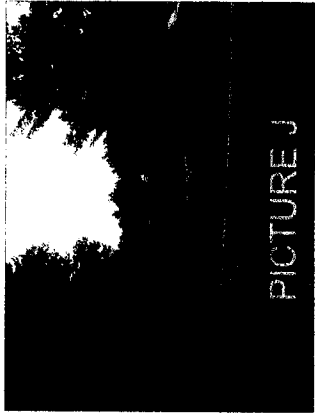
PICTURE G



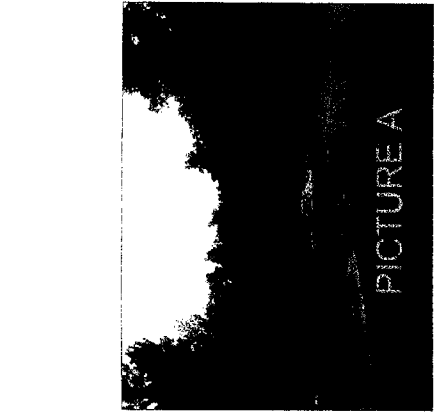
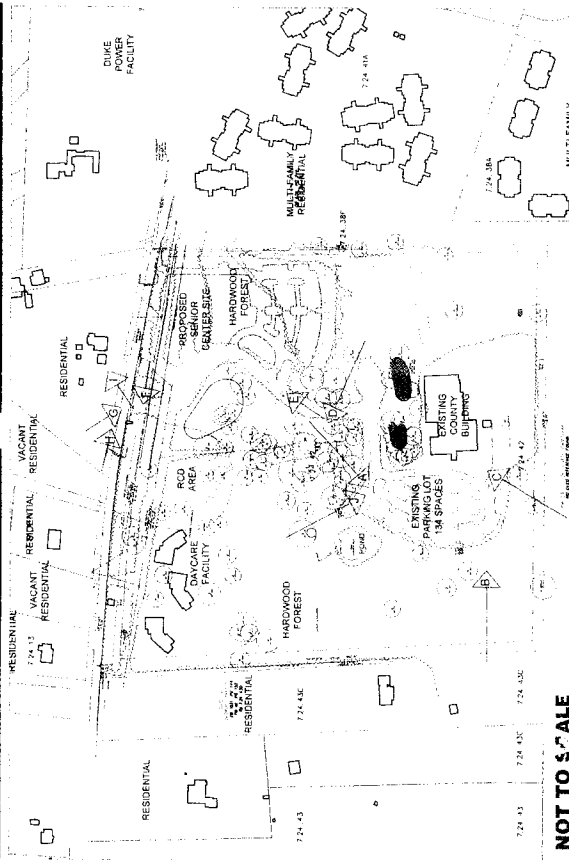
PICTURE F



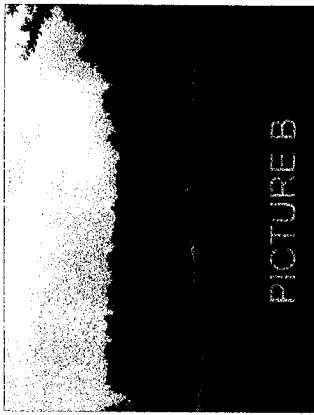
PICTURE I



PICTURE J



PICTURE A



PICTURE B



PICTURE C

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Southern
Orange County
Senior Center

APN 0457

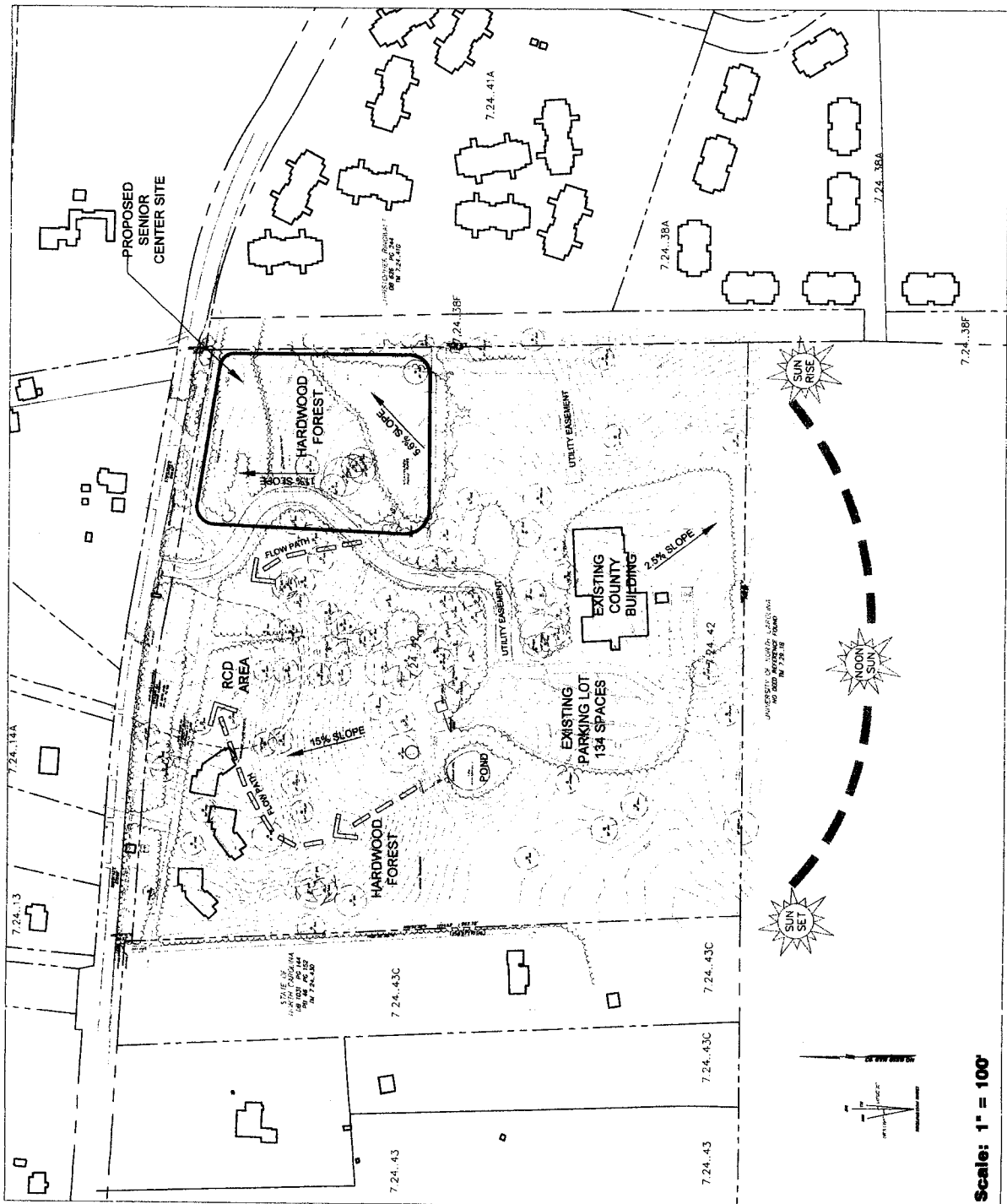
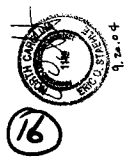
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September 20, 2004

SITE
PHOTOS

CP-12

SITE PHOTOS SOUTHERN ORANGE SENIOR CENTER



TOPOGRAPHY/SLOPES:
 THE PROPOSED SENIOR CENTER SITE IS LOCATED IN THE AREA PROPOSED FOR THE SENIOR CENTER CONSTRUCTION SLOPES UNDER 1%.

WOODLAND FOREST/FOREST:
 THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST. THE FOREST IS CLASSIFIED AS A HARDWOOD FOREST. THE FOREST IS LOCATED TO THE EAST AND WEST OF THE PROPOSED SENIOR CENTER SITE. THE FOREST IS CLASSIFIED AS A HARDWOOD FOREST. THE FOREST IS LOCATED TO THE EAST AND WEST OF THE PROPOSED SENIOR CENTER SITE. THE FOREST IS CLASSIFIED AS A HARDWOOD FOREST. THE FOREST IS LOCATED TO THE EAST AND WEST OF THE PROPOSED SENIOR CENTER SITE.

SOIL TYPES:
 THE SOILS IN THE AREA OF THE PROPOSED SENIOR CENTER SITE ARE CLASSIFIED AS SANDY SILT CLAY. THE SOILS ARE CLASSIFIED AS SANDY SILT CLAY. THE SOILS ARE CLASSIFIED AS SANDY SILT CLAY. THE SOILS ARE CLASSIFIED AS SANDY SILT CLAY. THE SOILS ARE CLASSIFIED AS SANDY SILT CLAY.

VEGETATION:
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UTILITIES:
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ADDITIONAL INFORMATION:
 THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST. THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST. THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST. THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST. THE PROPOSED SENIOR CENTER SITE IS LOCATED IN AN AREA OF WOODLAND FOREST.

Scale: 1" = 100'

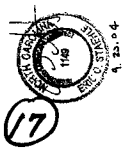
SITE ANALYSIS
SOUTHERN ORANGE SENIOR CENTER

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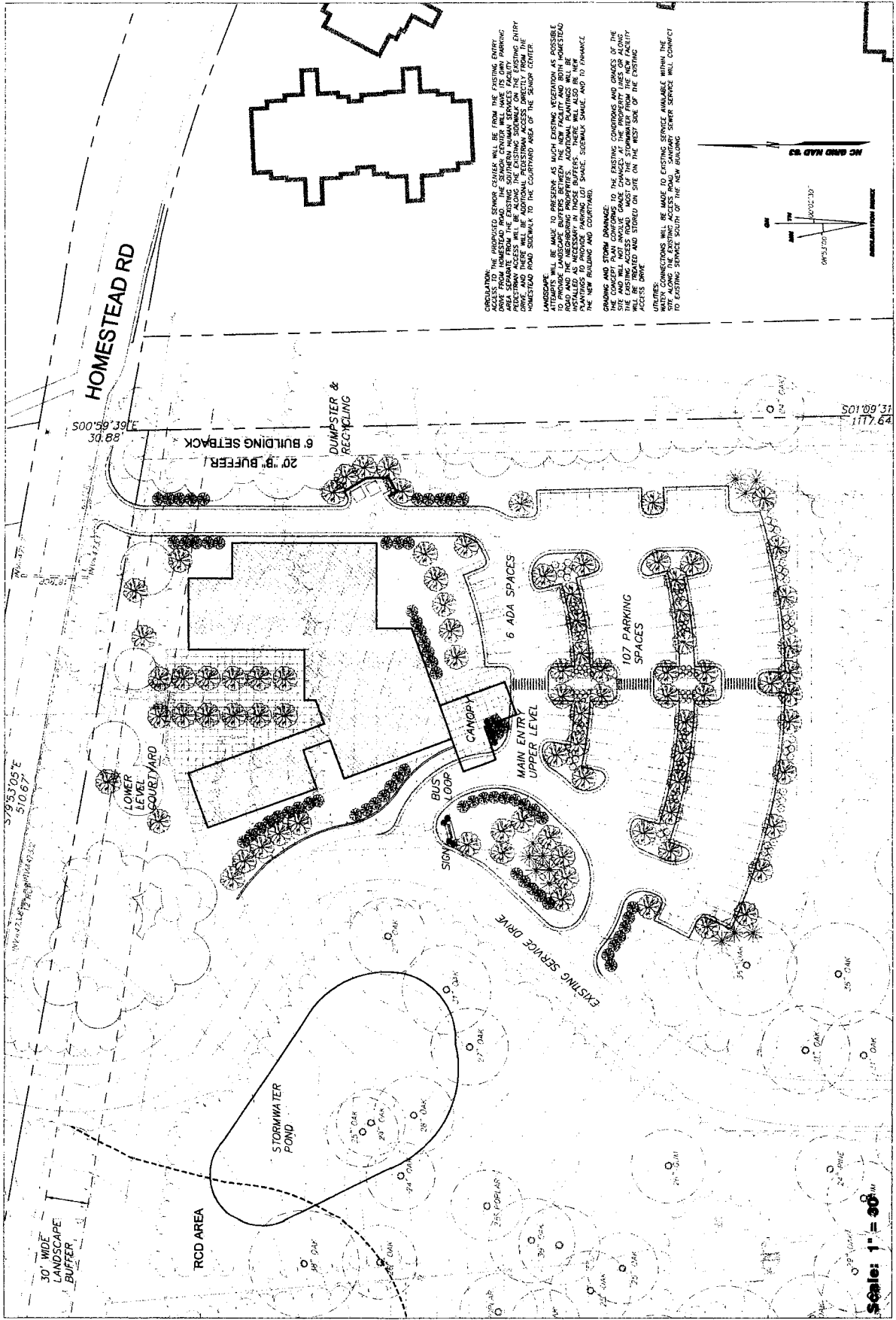
**Southern
Orange County
Senior Center**

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**CONCEPTUAL
PLAN**

CP-3



CONSTRUCTION TO THE PROPOSED SENIOR CENTER WILL BE FROM THE EXISTING ENTRY DRIVE FROM HOMESTEAD ROAD. THE SENIOR CENTER WILL HAVE ITS OWN PARKING AND PREDESTINATED ACCESS WILL BE ALONG THE EXISTING SIDEWALK ON THE EXISTING ENTRY DRIVE. THE EXISTING SIDEWALK WILL BE RECONSTRUCTED TO ACCOMMODATE THE HOMESTEAD ROAD SIDEWALK TO THE COURTYARD AND TO THE SENIOR CENTER.

LANDSCAPE ATTITUDE WILL BE MADE TO PRESERVE AS MUCH EXISTING VEGETATION AS POSSIBLE TO PROVIDE LANDSCAPE BUFFERS BETWEEN THE NEW FACILITY AND BOTH HOMESTEAD ROAD AND EXISTING SERVICE DRIVE. WHERE NECESSARY, TREES WILL ALSO BE NEWLY INSTALLED AS NECESSARY IN THOSE BUFFERS. THERE WILL ALSO BE NEW PLANTINGS ALONG THE EXISTING SIDEWALK, SIDEWALK SHADE, AND TO THINNING THE NEW BUILDING AND COURTYARD.

ROADWAY AND STORM DRAINAGE: THE CONCEPT PLAN CONFORMS TO THE EXISTING CONDITIONS AND GRADES OF THE SITE AND WILL NOT INVOLVE GRADE CHANGES AT THE PROPERTY LINES OR ALONG EXISTING SERVICE DRIVE. ANY NECESSARY DRAINAGE STRUCTURES WILL BE INSTALLED AND STORED ON SITE ON THE WEST SIDE OF THE EXISTING ACCESS DRIVE.

UTILITY CONNECTIONS WILL BE MADE TO EXISTING SERVICE AVAILABLE WITHIN THE CITY ALONG THE EXISTING ACCESS ROAD. SANITARY SEWER SERVICE WILL CONNECT TO EXISTING SERVICE SOUTH OF THE NEW BUILDING.

PROJECT DATA
OWNER: SOUTHERN ORANGE COUNTY
CURRENT LAND USE: COUNTY SOUTHERN HUNNY SERVICES COMPLEX
PROPOSED BUILDING SIZE: 107 SPACES
PROPOSED PARKING: 107 SPACES

Scale: 1" = 30'

**CONCEPT PLAN
SOUTHERN ORANGE SENIOR CENTER**